

IN RE: PETITION FOR VARIANCE
NW/S Lodge Farm Road, 192' SW
of North Point Road
(2858 Lodge Farm Road)
15th Election District
7th Councilmanic District

Christine P. Cartwright
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-182-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2858 Lodge Farm Road, located in the vicinity of North Point Road in Edgemere. The Petition was filed by the owner of the property, Christine P. Cartwright. The Petitioner seeks relief from Section 427 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a fence 6 feet in height with a setback of 0 feet in lieu of the required 30 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Christine Cartwright, property owner, and Catherine Hinkel. Several residents of the surrounding community appeared in opposition to the Petitioner's request, all of whom signed the Citizen Sign-In Sheet.

Testimony and evidence offered revealed that the subject property consists of 0.39 acres, more or less zoned D.R. 5.5 and is improved with a two-story dwelling and swimming pool. The Petitioner is desirous of erecting a 6-foot high privacy fence along the southwest property line of her property adjacent to a 10-foot wide private road which provides access from Lodge Farm Road to the houses that are occupied by the Protestants who attended the hearing. Testimony offered by the Petitioner was that

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

many of the neighborhood children use her property as a short-cut to their destination. She objects to the children trespassing onto her property and would like to install a privacy fence to alleviate this problem. She further testified that these children have harassed her dog and, in fact, one of the neighborhood kids shot her dog with a BB gun. Ms. Cartwright testified that trash and debris are left behind by these children when they pass through her property and that she is constantly cleaning up beer bottles and trash. Ms. Cartwright would like to install this fence to keep the children from trespassing onto her property and invading her privacy.

Appearing in opposition to the Petitioner's request were three families from the surrounding community. Mr. & Mrs. Frank Miller, Mr. & Mrs. James Morganthall, Jr., and Mr. James Forbes, a Maryland State Trooper, attended the hearing in opposition to the construction of this privacy fence. The residents who utilize the 10-foot private road to access their homes object to the 6-foot high fence the Petitioner proposes to construct along her property line abutting this 10-foot private road in that it will interfere with their ability to see children playing in the area, and hamper their ability to access Lodge Farm Road. These parents believe that the fence will cause a safety concern to the residents of this community and argued that this fence should not be installed along the property line. Furthermore, these residents object to Ms. Cartwright's testimony that their children are responsible for the mischief to which she alleged. The Millers, the Morganthalls, and Mr. Forbes all testified that it is Ms. Cartwright who has caused contention in the neighborhood and is responsible for causing problems among the neighbors.

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Date

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Approximately two minutes into this hearing, it became abundantly clear that there is a tremendous amount of adversity between Ms. Cartwright and her neighbors. The parties constantly argued with one another and made threats. It was difficult to maintain any level of stability between the parties and the hearing came close to getting out of hand.

Nevertheless, in considering all of the testimony and evidence offered at the hearing, I believe that the Petitioner has failed to meet her burden for a granting of the relief requested. In order for a variance to be granted, the Petitioner must show that strict application of the zoning regulations would cause practical difficulty to the Petitioner and his/her property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach. 22 Md. App. 28 (1974).

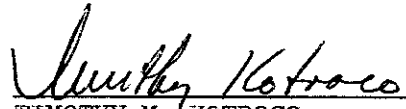
There was insufficient evidence or testimony to allow a finding that the Petitioner would experience practical difficulty or unreasonable hardship if the requested variance were denied. The testimony presented by the Petitioner was more a matter of preference rather than a need for

the variance. The Petitioner has failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of December, 1995 that the Petition for Variance seeking relief from Section 427 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a fence 6 feet in height with a setback of 0 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioner shall have thirty (30) days from the date of this Order to file an appeal of this decision.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR ZONING

Date

By

NOTED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 28, 1995

Ms. Christine P. Cartwright
2858 Lodge Farm Road
Baltimore, Maryland 21219

RE: PETITION FOR VARIANCE
NW/S Lodge Farm Road, 192' SW of North Point Road
(2858 Lodge Farm Road)
15th Election District - 7th Councilmanic District
Christine P. Cartwright - Petitioner
Case No. 96-182-A

Dear Ms. Cartwright:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Frank Miller
2854 Lodge Farm Road, Baltimore, Md. 21219

Mr. & Mrs. James D. Morganthall, Jr.
2852 Lodge Farm Road, Baltimore, Md. 21219

Mr. James Forbes, 2854-A Lodge Farm Road, Baltimore, Md. 21219

People's Counsel
File

ACROFILMED



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-182-A

2858 Lodge Farm Rd
which is presently zoned

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 427

To allow for a fence 6 feet in height with a zero foot setback in lieu of the required 30 foot setback.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons. (indicate hardship or practical difficulty)

Now have 4 ft high chain link fence need 6 ft privacy. Reason: 5 ft privacy fence 385" tall Bell's Stone Throat dog shed. Though I am young fence cut here looks up and the kids in my yard next to my lot. Plan to place fence and I will be all over jump on one side. Sept 29-9:15 PM last night boys in my driveway walking across my property to go next door. I had children please stay off of my property was told F--ll you Mommy! Called police on 2 programs. Police said they would arrest the next time I call. Will not do any good. Parents don't care. Single dad alone need fence around one side.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

CHRISTINE P CARTWRIGHT
(Type or Print Name)

Signature

Christine P Cartwright
Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

2858 LODGE FARM RD - 477-8327
Address Phone No
WIA 887-4321

BALTIMORE, MARYLAND 21219
City State Zipcode

Name, Address and phone number of representative to be contacted.

Signature

Address Phone No.

City State Zipcode

Name

Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

45 min.

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE 10-27-95

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

ORDER RECEIVED FOR FILING

Date

By

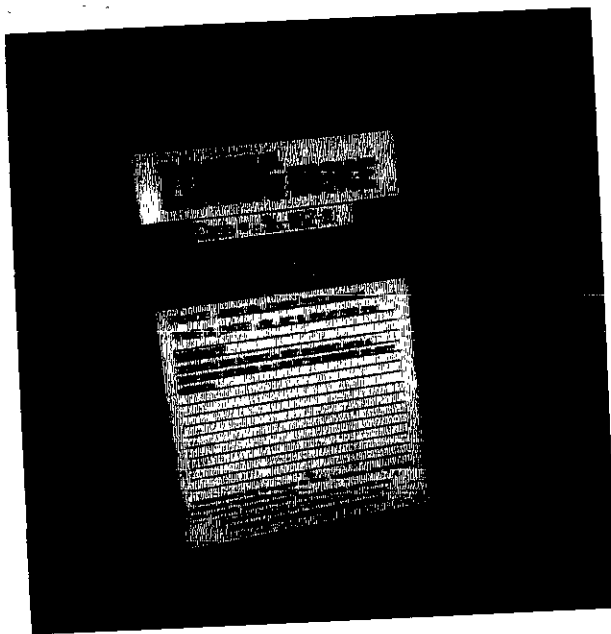
#183

ZONING DESCRIPTION

2858 Lodge Farm Rd.

96-182-A

Beginning at a point on the North west side of Lodge Farm Rd, at the distance 192 ft \pm southwest of North point Rd. Thence running the following: N $44^{\circ}27'40''$ E, 105.10 ft thence S $23^{\circ}32'20''$ E, 148.50 ft, Thence S $44^{\circ}27'40''$ W, 105.10 ft, thence N $23^{\circ}32'20''$ W, 148.50 ft. to the point of beginning. Containing .39 acre \pm and located in the 15th Election District of Baltimore County.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 92-182-A
Towson, Maryland

District 138

Date of Posting 11/15/95

Posted for: Vonice

Petitioner: Christie Cartright

Location of property: 2868 Lodge Farm Rd

Location of Sign: Facing roadway on property being zoned

Remarks: _____

Posted by _____

[Signature]
Signature

Date of return: _____

11/24/95

Number of Signs: _____



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #96-182-A

(Item 183)

2938 Lodge Farm Road
NW/S Lodge Farm Road, 192'
SW of North Point Road
15th Election District

7th Councilmanic

Legal Owner(s):

Christine P. Cartwright

Hearing: Friday, December 8,

1995 at 2:00 p.m. in Rm. 106,

County Office Building.

Variance: to allow for a fence

6 feet in height with a zero-foot

setback in lieu of the required

30-foot setback.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible; for

special accommodations

Please Call 887-3353.

(2) For information concern-

ing the file and/or Hearing,

Please Call 887-3391.

11/18/1 Nov. 18 C17336.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 21, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 16, 1995

THE JEFFERSONIAN,

A. H. Enick

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

001673

DATE 10-27-95 ACCOUNT R-001-6150

96-182-A

AMOUNT \$ 85.00

RECEIVED

FROM: MS. Cartwright 2P58 Lake Farm Rd

010 - Residential VARIANCE Filing Fee - \$50.00

080 - Sign & Posting - 35.00

FOR:

BA 1011143AM10-27-95

BA 1011143AM10-27-95

Total \$85.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 183

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Christine Cartwright

ADDRESS: 2858 Lodge Farm Rd

Baltimore Maryland 21219

PHONE NUMBER: 477-8329

MICROFILMED

TO: PUTUMENT PUBLISHING COMPANY
November 16, 1995 Issue - Jeffersonian

Please forward billing to:

Christine Cartwright
2858 Lodge Farm Road
Baltimore, MD 21219
477-8329

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-182-A (Item 183)
2958 Lodge Farm Road
NW/S Lodge Farm Road, 192' SW of North Point Road
15th Election District - 7th Councilmanic
Legal Owner Christine P. Cartwright

Variance to allow for a fence 6 feet in height with a zero-foot setback in lieu of the required 30-foot setback.

HEARING: FRIDAY, DECEMBER 8, 1995 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 7, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-182-A (Item 183)
2958 Lodge Farm Road
NW/S Lodge Farm Road, 192¹ SW of North Point Road
15th Election District - 7th Councilmanic
Legal Owner Christine P. Cartwright

Variance to allow for a fence 6 feet in height with a zero-foot setback in lieu of the required 30-foot setback.

HEARING: FRIDAY, DECEMBER 8, 1995 at 2:00 p.m. in Room 106, County Office Building.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, stylized "A" and "J".

Arnold Jablon
Director

cc: Christine P. Cartwright

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 1, 1995

Christine P. Cartwright
2858 Lodge Farm Road
Baltimore, Maryland 21219

RE: Item No.: 183
Case No.: 96-182-A
Petitioner: C. P. Cartwright

Dear Ms. Cartwright:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

microfilmed



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 16, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for November 13, 1995
Item No. 183

The Development Plans Review Division has reviewed the subject zoning item. This office recommends at least a 5-foot setback.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 7, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 132, 176, 179, 180, 181, 182, and 183.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Barry L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/20/97

David Libton
Director
Planning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
TEL: 410P 1105

Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 6, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 172, 173, 174, 175, 176,
180 AND 183.

DIVISION: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE (410) 4803, RES 410P



Printed on Recycled Paper

RECORDED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-6-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 183 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

NOV 10 1995

PETITION PROBLEMS

#175 --- JRA

1. Petition says zoning is D.R.-3.5, D.R.-5.5, and D.R.-10.5; folder says zoning is D.R.-3.5 -- Which is correct?

#178 --- MJK

1. No telephone number for legal owner.

#179 --- JLL

1. No property description on folder.

#180 --- JCM

1. No zip code for legal owner.
2. Notary section is incomplete -- only one signature was notarized.

#183 --- JJS

1. No zoning indicated on petition form.

RE: PETITION FOR VARIANCE
2958 Lodge Farm Rd, NW/S Lodge Farm Rd,
192' SW of North Point Road
15th Election District, 7th Councilmanic

Christine P. Cartwright
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-182-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of November, 1995, a copy of the foregoing Entry of Appearance was mailed to Christine P. Cartwright, 2858 Lodge Farm Road, Baltimore, MD 21219, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

FRANK MILLER

2854 LODGE FARM RD

Paula Miller

2854 Lodge Farm Rd

James Forbes

2854 A Lodge Farm Rd.

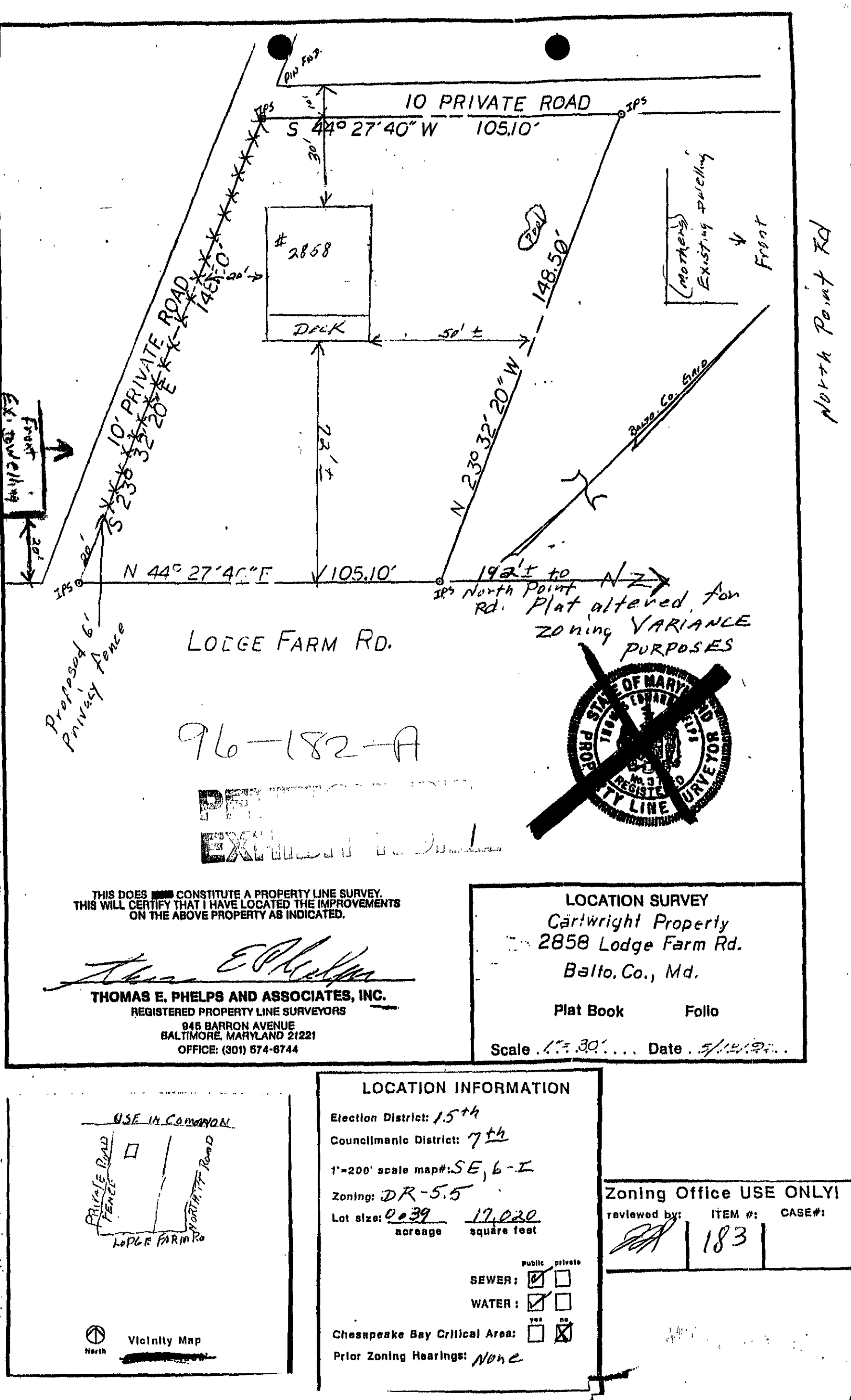
Jeannine Morgenthall

2852 Lodge Farm Rd.

James D Morgenthall Jr.

2852 Lodge Farm Rd.

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10 PRIVATE ROAD

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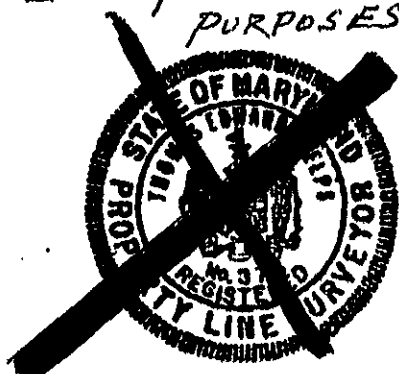
N 23° 32' 20" W 148.50'

N 44° 27' 40" E 105.10'

LODGE FARM RD.

96-182-A

PROPOSED EXISTING



THIS DOES ~~NOT~~ CONSTITUTE A PROPERTY LINE SURVEY.
THIS WILL CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS
ON THE ABOVE PROPERTY AS INDICATED.

Thomas E. Phelps
THOMAS E. PHELPS AND ASSOCIATES, INC.

REGISTERED PROPERTY LINE SURVEYORS
946 BARRON AVENUE
BALTIMORE, MARYLAND 21221
OFFICE: (301) 874-8744

LOCATION SURVEY

Cartwright Property
2858 Lodge Farm Rd.
Balto. Co., Md.

Plat Book

Folio

Scale 1" = 30' ... Date 5/18/97

LOCATION INFORMATION

Election District: 15th

Councilmanic District: 7th

1"=200' scale map#: SE, 6-I

Zoning: DR-5.5

Lot size: 0.39 acreage 17,020 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

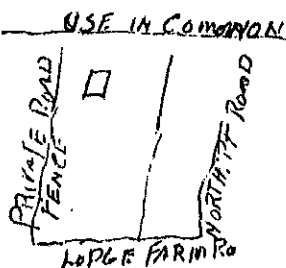
Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

JP 183



Vicinity Map
North

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96-182-A

SPARROWS POINT
JUNIOR - SENIOR
HIGH SCHOOL

BL-CC

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S 21,000

(SHEET S.E. 6-H)

S 22,000

D.R. 5.5

93-222-A

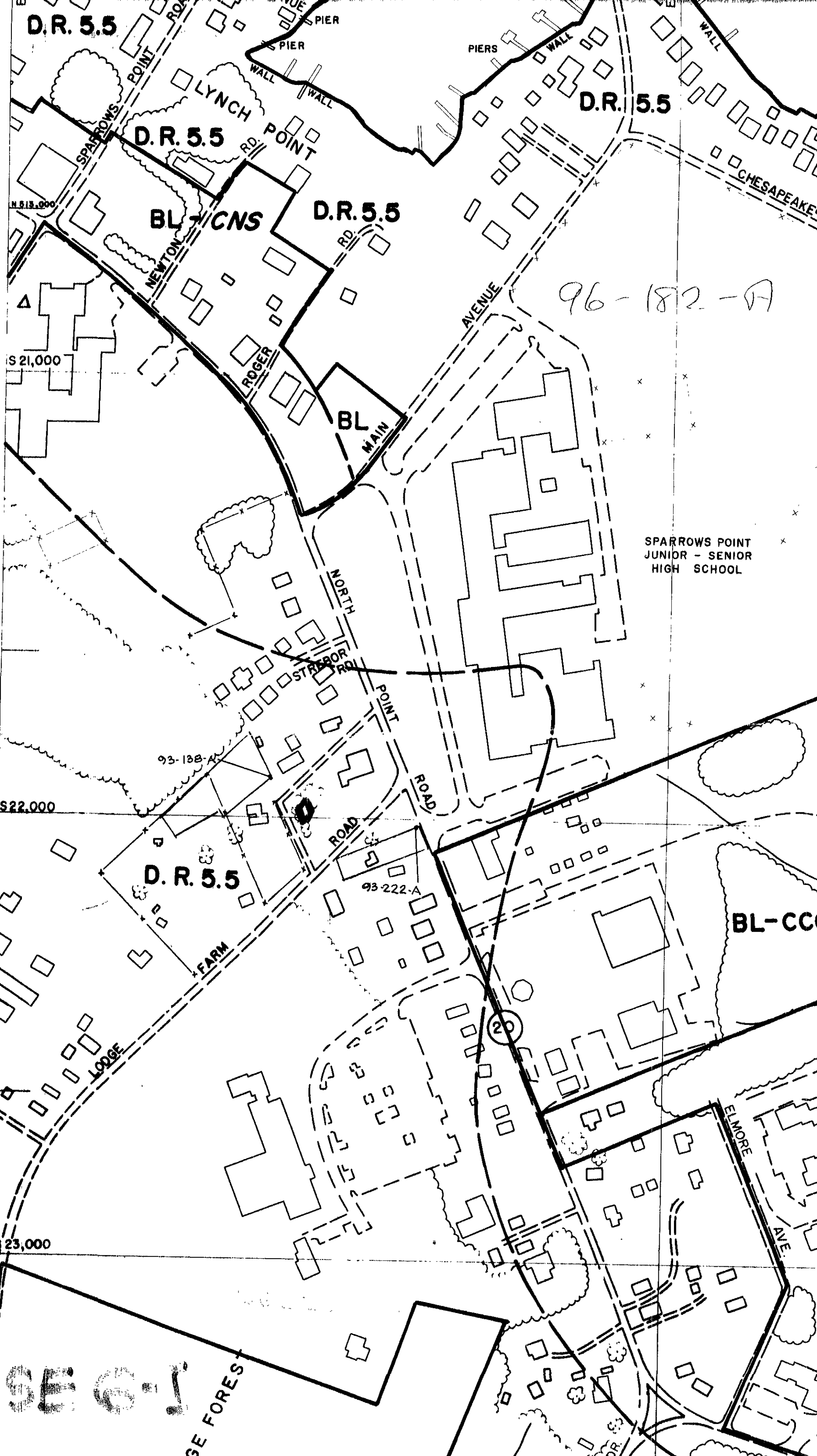
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A. Henrichson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

004873

DATE 10-27-95 ACCOUNT R-001-6150

76-182-A

AMOUNT \$ 85.00

RECEIVED FROM Ms. Cartwright 2858 Lodge Farm Rd
010 - Residential VARIANCE Along 4th
080 - Sign & Post

334748035541146C
BA 1011143AM10 27-95 TO 10/28/95 85.00

VALIDATION OR SIGNATURE OF CASHIER
DATE-TIME CHECK PRE-AGENCY YELLOW-CUSTOMER

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 183

Petitioner:

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Christine Cartwright

ADDRESS: 2858 Lodge Farm Rd

Baltimore Hwy 21219

PHONE NUMBER: 410-887-3353

AJ:ggg

(Revised 04/09/93)

TO: PUBLISHED PUBLISHING COMPANY
November 16, 1995 Issue - Jeffersonian

Please forward billing to:

Christine Cartwright
2858 Lodge Farm Road
Baltimore, MD 21219
410-887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-182-A (Item 183)

2958 Lodge Farm Road
NW/SE Lodge Farm Road, 192' SW of North Point Road
15th Election District - 7th Councilmanic
Legal Owner Christine P. Cartwright

Variance to allow for a fence 6 feet in height with a zero-foot setback in lieu of the required 30-foot setback.

HEARING: FRIDAY, DECEMBER 8, 1995 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 7, 1995

NOTICE OF HEARING

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HEARING: FRIDAY, DECEMBER 8, 1995 at 2:00 p.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Christine P. Cartwright

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 1, 1995

Christine P. Cartwright
2858 Lodge Farm Road
Baltimore, Maryland 21219

RE: Item No.: 183
Case No.: 96-182-A
Petitioner: C. P. Cartwright

Dear Ms. Cartwright:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the consulting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: Nov. 16, 1995

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for November 13, 1995
Item No. 183

The Development Plans Review Division has reviewed the subject zoning item. This office recommends at least a 5-foot setback.

RWB:ew

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 7, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 132, 176, 179, 180, 181, 182, and 183.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Carol L. Kears

PK/JL

ITEM176/PZOR/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/16/95

Approved: Robert P. Sauerwald
Director Administration and
Development Management
Baltimore County Office Building
Room 106 21204
410-887-3391

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 6, 1995

FROM: SEE BELOW

Zoning Agenda

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING FIRE RISKS: 176, 179, 180, 181, 182, 183 AND 183.

APPROVED: IT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4800, RS 11004

Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 183 (JSS)

11-6-95

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2259 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#175 --- JRA

- Petition says zoning is D.R.-3.5, D.R.-5.5, and D.R.-10.5; folder says zoning is D.R.-3.5 - Which is correct?

#178 --- MJK

- No telephone number for legal owner.

#179 --- JLL

- No property description on folder.

#180 --- JCM

- No zip code for legal owner.
- Notary section is incomplete - only one signature was notarized.

#183 --- JJS

- No zoning indicated on petition form.

RE: PETITION FOR VARIANCE
2858 Lodge Farm Rd., NW/4 Lodge Farm Rd.
192' SW of North Point Road
15th Election District, 7th Councilmanic
Christine P. Cartwright
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-182-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

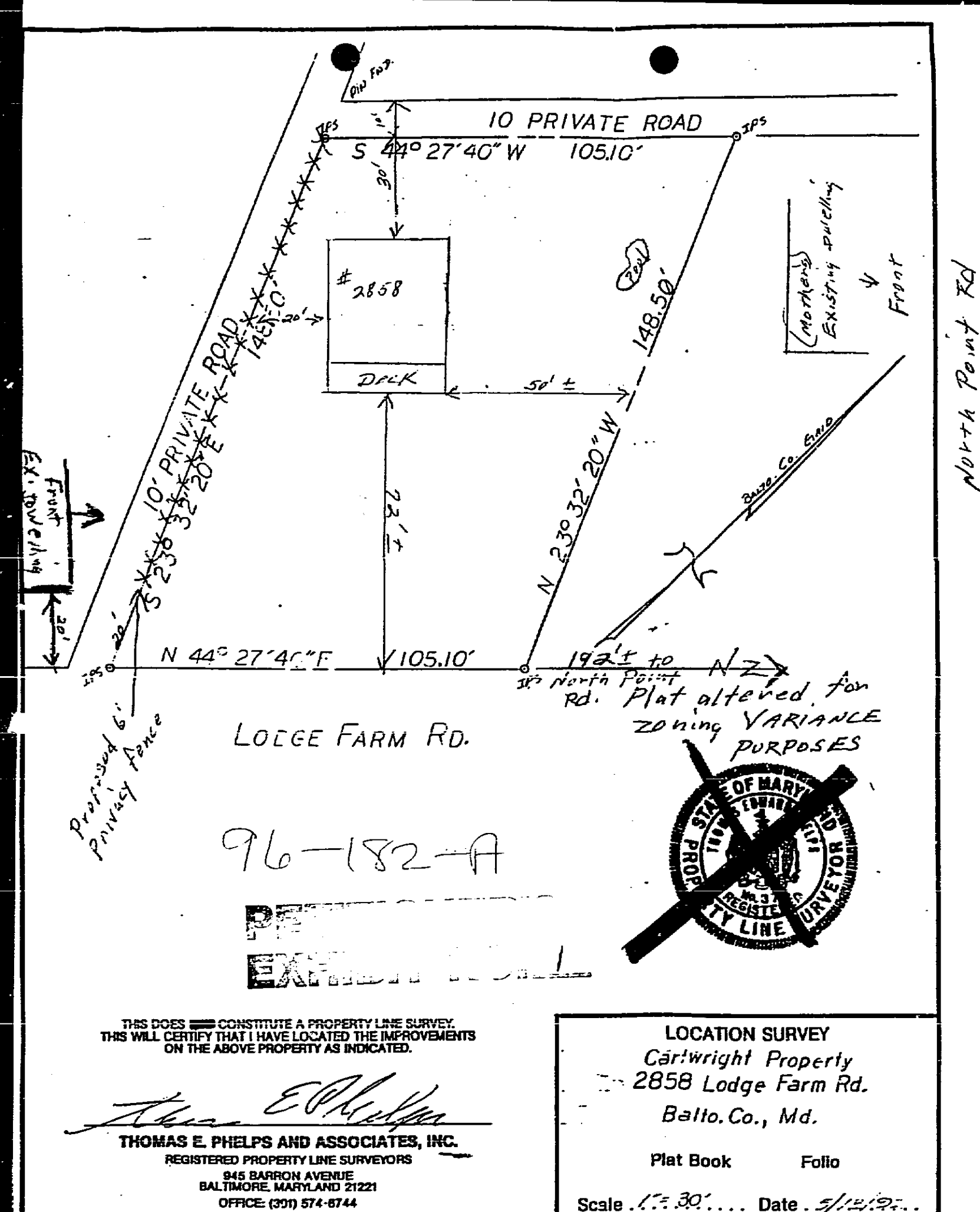
I HEREBY CERTIFY that on this 30th day of November, 1995, a copy of the foregoing Entry of Appearance was mailed to Christine P. Cartwright, 2858 Lodge Farm Road, Baltimore, MD 21219, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
FRANK MILLER	2858 LODGE FARM RD
Paula Miller	2854 Lodge Farm Rd
James Forbes	2854 A Lodge Farm Rd
Jeannine Morgenthau	2852 Lodge Farm Rd
James D. Morgenthau Jr.	2852 Lodge Farm Rd



THIS DOES NOT CONSTITUTE A PROPERTY LINE SURVEY.
THIS WILL CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS
ON THE ABOVE PROPERTY AS INDICATED.

THOMAS E. PHELPS AND ASSOCIATES, INC.
REGISTERED PROFESSIONAL SURVEYORS
845 BARRON AVENUE
BALTIMORE, MARYLAND 21201
OFFICE (410) 574-0744

LOCATION SURVEY
Cartwright Property
2858 Lodge Farm Rd.
Baltimore Co., Md.

Plot Book Folio
Scale 1" = 30' Date 1/12/96

USE IN COMMON
192' SW of North Point Road
15th Election District
7th Councilmanic District

LOCATION INFORMATION
Election District: 15th
Councilmanic District: 7th
1"=200' scale map: SE, 6-1
Zoning: D.R.-5.5
Lot size: 0.39 acreage
17,020 square feet

SEWER: ☒
WATER: ☒
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: none

Zoning Office USE ONLY
reviewed by: *SA* ITEM #: 183 CASE#: